

# CALIFORNIA HOUSING LEGISLATION

## SCAG

**AB 2158**

**AUTHOR:** Lowenthal (D)

**TITLE:** Housing Elements: Regional Housing Need

**FISCAL COMMITTEE:** yes

**URGENCY CLAUSE:** no

**INTRODUCED:** 02/18/2004

**LAST AMEND:** 05/10/2004

**LOCATION:** SENATE

**SUMMARY:**

Relates to city, county or city and county general plan housing element. Revises the procedures for determining shares of the existing and projected regional housing need for cities, counties and subregions at all income levels.

**STATUS:**

05/17/2004 In ASSEMBLY. Read third time. Passed ASSEMBLY. To SENATE.

**COMMENTARY:**

SCAG staff participates on the Lowenthal Working Group that crafted this bill. TO RC with Support position 6/3/04.

**Position:** CSAC-Sup

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**AB 2175**

**AUTHOR:** Canciamilla (D)

**TITLE:** Conversion of Rental Housing

**FISCAL COMMITTEE:** no

**URGENCY CLAUSE:** no

**INTRODUCED:** 02/18/2004

**LAST AMEND:** 04/19/2004

**LOCATION:** Assembly Housing and Community Development Committee

**SUMMARY:**

Relates to the Subdivision Map Act. Provides a local ordinance, regulation or administrative action may not prohibit an owner of residential property from subdividing the property into a common interest development. Authorizes a city, county or city and county to enact an ordinance, regulation or administrative action governing the conversion of residential rental property if the local agency does not impose specified requirements.

**STATUS:**

04/28/2004 In ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT: Failed passage.

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**AB 2247**

**AUTHOR:** Salinas (D)

**TITLE:** Local Planning

**FISCAL COMMITTEE:** no

**URGENCY CLAUSE:** no

**INTRODUCED:** 02/19/2004

**LAST AMEND:** 04/29/2004

**LOCATION:** Assembly Local Government Committee

**SUMMARY:**

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Provides that a city may use an optional process to apply for and obtain all necessary approvals from a local agency formation commission for annexations for a period not to exceed 15 years if the city complies with certain conditions.

**STATUS:**

04/29/2004 To ASSEMBLY Committee on LOCAL GOVERNMENT.  
04/29/2004 From ASSEMBLY Committee on LOCAL GOVERNMENT with author's amendments.  
04/29/2004 In ASSEMBLY. Read second time and amended. Re-referred to Committee on LOCAL GOVERNMENT.

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**AB 2264**

**AUTHOR:** Chavez (D)

**TITLE:** General Plan: Housing Element

**FISCAL COMMITTEE:** yes

**URGENCY CLAUSE:** no

**INTRODUCED:** 02/19/2004

**LAST AMEND:** 04/12/2004

**LOCATION:** Assembly Housing and Community Development Committee

**SUMMARY:**

Relates to general plan housing elements. Requires an analysis of an available governmental subsidy program relative to preservation of affordable housing, and a program to implement the policies in the housing element to also identify available private funds. Provides a city located in Los Angeles County may elect to commit 50% of the tax increment funds to the county and the county may pledge moneys for bonds for low and moderate income housing.

**STATUS:**

04/12/2004 Withdrawn from ASSEMBLY Committee on LOCAL GOVERNMENT.  
04/12/2004 Re-referred to ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT.  
04/12/2004 From ASSEMBLY Committee on HOUSING AND COMMUNITY DEVELOPMENT with author's amendments.  
04/12/2004 In ASSEMBLY. Read second time and amended. Re-referred to Committee on HOUSING AND COMMUNITY DEVELOPMENT.

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**AB 2348**

**AUTHOR:** Mullin (D)

**TITLE:** Housing Element: Regional Housing Need

**FISCAL COMMITTEE:** yes

**URGENCY CLAUSE:** no

**INTRODUCED:** 02/19/2004

**LAST AMEND:** 04/16/2004

**LOCATION:** Assembly Second Reading File

**SUMMARY:**

Revises the criteria for the inventory of sites that can be developed for housing within the planning board of the general plan to accommodate that portion of a city's or county's share of regional housing need for all income levels. Expands the relocation assistance available to persons displaced by sites identified for substantial rehabilitation. Revises the

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requirements that may be imposed on a development project that contributes to the housing need.

**STATUS:**

05/19/2004 From ASSEMBLY Committee on APPROPRIATIONS: Do pass.

**COMMENTARY:**

SCAG Staff participates in the Lowenthal Working Group that drafted AB 2348. To RC on 6/3/04 with support position.

**Position:** CSAC-Pending

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**AB 2702**

**AUTHOR:** Steinberg (D)

**TITLE:** Housing: Second Units

**FISCAL COMMITTEE:** yes

**URGENCY CLAUSE:** no

**INTRODUCED:** 02/20/2004

**LAST AMEND:** 05/06/2004

**FILE:** 118

**LOCATION:** Assembly Third Reading File

**SUMMARY:**

Provides that a local agency may not preclude or effectively preclude 2nd units unless the local agency makes findings based on substantial evidence. Prohibits certain related ordinances. Prohibits a local agency from establishing minimum unit size requirements for attached or detached 2nd units below 550 livable square feet unless requested by the owner. Revises the parking requirements for 2nd units. Relates to incentives or housing developers.

**STATUS:**

05/17/2004 In ASSEMBLY. Read second time. To third reading.

**Position:** CSAC-Opp

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**AB 2980**

**AUTHOR:** Salinas (D)

**TITLE:** Housing Element: Self-Certification

**FISCAL COMMITTEE:** yes

**URGENCY CLAUSE:** no

**INTRODUCED:** 02/20/2004

**LAST AMEND:** 04/19/2004

**LOCATION:** Assembly Appropriations Committee

**SUMMARY:**

Provides procedures whereby a city or county may elect to participate in alternative production-based certification of its housing element and would make those cities and counties eligible for specified state housing funds in the same manner as other jurisdictions.

**STATUS:**

05/05/2004 In ASSEMBLY Committee on APPROPRIATIONS: To Suspense File.

**Position:** CALCOG-Support, CSAC-Support In Concept

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# CALIFORNIA HOUSING LEGISLATION

## SCAG

**SB 744**

**AUTHOR:** Dunn (D)

**TITLE:** Planning: Housing

**FISCAL COMMITTEE:** yes

**URGENCY CLAUSE:** no

**INTRODUCED:** 02/21/2003

**LAST AMEND:** 06/03/2003

**LOCATION:** Assembly Housing and Community Development Committee

**SUMMARY:**

Requires the Department of Housing and Community Development to hear appeals of city, county or city and county decisions on applications for the construction of housing developments that meet specified affordability requirements.

**STATUS:**

05/12/2004 To ASSEMBLY Committees on HOUSING AND COMMUNITY DEVELOPMENT and LOCAL GOVERNMENT.

**Position:** CSAC-Oppose, League-Oppose

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**SB 898**

**AUTHOR:** Burton (D)

**TITLE:** Schoolsite Replacement Housing

**FISCAL COMMITTEE:** no

**URGENCY CLAUSE:** no

**INTRODUCED:** 02/21/2003

**LAST AMEND:** 05/17/2004

**LOCATION:** Assembly Local Government Committee

**SUMMARY:**

Permits a school district, community college district or an eligible nonprofit corporation to replace existing dwelling units displaced by school construction.

**STATUS:**

05/17/2004 From ASSEMBLY Committee on LOCAL GOVERNMENT with author's amendments.

05/17/2004 In ASSEMBLY. Read second time and amended. Re-referred to Committee on LOCAL GOVERNMENT.

**Position:** League-Opp

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**SB 1145**

**AUTHOR:** Burton (D)

**TITLE:** Tenancy

**FISCAL COMMITTEE:** yes

**URGENCY CLAUSE:** no

**INTRODUCED:** 01/22/2004

**LAST AMEND:** 04/19/2004

**COMMITTEE:** Senate Appropriations Committee

**HEARING:** 05/20/2004 8:30 am

**SUMMARY:**

Extends indefinitely existing law which requires that if a landlord increases the rent of a month-to-month tenancy in excess of 10% of the amount of the rent charged to a tenant annually, the landlord shall provide an additional 30-days' notice prior to the effective

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date of the increase. Modifies the list of statements a landlord must provide a tenant to delete a required statement regarding a claim of security.

**STATUS:**

05/03/2004 In SENATE Committee on APPROPRIATIONS: To Suspense File.

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**SB 1188**

**AUTHOR:** Chesbro (D)

**TITLE:** Farmworker Housing

**FISCAL COMMITTEE:** yes

**URGENCY CLAUSE:** no

**INTRODUCED:** 02/09/2004

**LAST AMEND:** 04/22/2004

**COMMITTEE:** Senate Appropriations Committee

**HEARING:** 05/20/2004 8:30 am

**SUMMARY:**

Requires the Department of Housing and Community Development to provide local assistance to cities, counties, or cities and counties that provide land use approval to employee housing.

**STATUS:**

05/10/2004 In SENATE Committee on APPROPRIATIONS: To Suspense File.

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**SB 1263**

**AUTHOR:** Torlakson (D)

**TITLE:** Development Projects: Mandatory Approval

**FISCAL COMMITTEE:** yes

**URGENCY CLAUSE:** no

**INTRODUCED:** 02/13/2004

**LOCATION:** Senate Local Government Committee

**SUMMARY:**

Requires a public agency to approve a development project that is consistent with certain specific plans approved on or after July 1, 2004, unless the agency finds that approval would result in a specific adverse effect upon the public health or safety that cannot feasibly be mitigated or avoided.

**STATUS:**

02/26/2004 To SENATE Committees on LOCAL GOVERNMENT and ENVIRONMENTAL QUALITY.

**Position:** CSAC-Pending

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**SB 1592**

**AUTHOR:** Torlakson (D)

**TITLE:** Local Planning

**FISCAL COMMITTEE:** yes

**URGENCY CLAUSE:** no

**INTRODUCED:** 02/20/2004

**LAST AMEND:** 05/18/2004

**LOCATION:** ASSEMBLY

**SUMMARY:**

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Requires each city and each county to adopt or amend a specific plan for infill development that identifies potential infill sites and specifies appropriate zoning to encourage infill development on vacant and underutilized parcels. Requires the ordinance to provide at least 5 incentives for infill housing. Requires a city and county to comply with these provisions no later than one year from the date specified for the fifth revision of its housing element.

**STATUS:**

05/19/2004 In SENATE. Read third time. Passed SENATE. To ASSEMBLY.

**Position:** CSAC-Pending

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**SB 1818**

**AUTHOR:** Hollingsworth (R)

**TITLE:** Density Bonuses

**FISCAL COMMITTEE:** yes

**URGENCY CLAUSE:** no

**INTRODUCED:** 02/20/2004

**LAST AMEND:** 05/12/2004

**LOCATION:** ASSEMBLY

**SUMMARY:**

Relates to the Planning and Zoning Law which requires, when a housing developer proposes a development, that the city or county provide the developer with a density bonus or other incentives for the production of lower income housing units if the developer meets certain requirements. Requires that the local government provide a density bonus, incentives or concessions for the production of housing or child care facilities.

**STATUS:**

05/19/2004 In SENATE. Read third time. Passed SENATE. To ASSEMBLY.